



# APPLICATION SPECIAL USE PERMIT

SUP 2010-0012

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership**

☒ **Minor Amendment**

[must use black ink or type]

**PROPERTY LOCATION:** 2504 Oakville Street  
**TAX MAP REFERENCE:** 025.03-02-18 **ZONE:** I  
**APPLICANT**  
Name: Trident Athletics, LLC  
Address: 2121 Jamieson Ave, Apt. 1506, Alexandria, VA 22314  
**PROPERTY OWNER**  
Name: CLP Industrial Properties, LLC  
Address: P.O. Box 4900, Scottsdale, AZ 85261-4900, Attn: EProperty Tax Inc. Dept 207  
**SITE USE:** Recreational Cross-Fit sports club.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs  
Print Name of Applicant or Agent  
307 N. Washington Street  
Mailing/Street Address  
Alexandria, VA 22314  
City and State Zip Code

Mary Catherine Gibbs  
Signature  
703-836-5757 703-548-5443  
Telephone # Fax #  
mcg.hcgk@verizon.net  
Email address  
3/2/10  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_  
Legal advertisement: \_\_\_\_\_  
ACTION - PLANNING COMMISSION \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_  
ACTION - CITY COUNCIL: \_\_\_\_\_

**The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.**

**1. Please describe prior special use permit approval for the subject use.**

Most recent Special Use Permit # 2007-0036

Date approved: June / 16 / 2007  
month day year

Name of applicant on most recent special use permit Alexandria Boxing Club

Use Recreational Boxing Club

**2. Describe below the nature of the existing operation in detail** so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Trident Athletics, LLC, who will operate under the trade name Trident Cross Fit, seeks to continue to use the space as a recreational sports club. The operation includes small class physical training sessions, no more

than 15 persons in a class at any one time, and wants to operate from 5:30 a.m. to 8:00 p.m. Peak hours, however, would be before and after traditional work hours, ie., early morning and early evening sessions. The existing SUP limits the hours of operation to 4 p.m. to 8 p.m. and 9-12 on Saturdays, however. The Applicant, however, will work within the existing hours of operation until any changes are approved. The Boxing Club

listed the number of participants at 20-30, but the SUP didn't limit that number in the conditions.

Trident Crossfit would have approximately 5-10 employees total, who work in three hour blocks, no more than 2 employees working at one time. There is ample parking on the site, which is located in an industrial flex mall building off of Jefferson Davis Highway.

*The additional 2 hours would be preferred from 5:30 am to 7:30 am.*

**3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council** during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The existing SUP limits the hours of operation to 4 p.m. to 8 p.m. and Saturdays from 9:00 a.m. to noon. Trident Crossfit would like to extend those hours to 5:30 a.m. to 8 p.m., with Peak hours before and after traditional work

hours, if possible. The Applicant, however, will work within the existing hours of operation until a change is approved.

No number of employees was listed in the existing SUP so it is difficult to determine if the

number of employees (maximum 15) is different than the Boxing Club's, however, no more than 2 employees

would be working on site at any one time. No changes to the parking provided is anticipated, and there would

be similar noise from this recreational club as there was from the Boxing Club. *The additional*

*2 hours would be preferred from 5:30 am to 7:30 am*  
*MTF:-*

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed.

unknown, moved back to Charles Houston Rec Center  
month day year

5. Describe any proposed changes to the conditions of the special use permit:

If possible, changing the hours of operation to 5:30 a.m. to 8 p.m., however, the Applicant will work within the existing hours of operation until any changes are approved.

6. Are the hours of operation proposed to change? ☒ Yes ☐ No

If yes, list the current hours and proposed hours:

Current Hours:

4 p.m. to 8 p.m. M-F, 9-12 Saturday

Proposed Hours:

~~5:30 a.m. to 8 p.m. M-F, 9-12 Saturday~~

5:30 am to 7:30 am & 4:00 pm to 8 pm  
- M-F

9 am to noon Saturday

7. Will the number of employees remain the same? ☐ Yes ☐ No ☒ Unknown

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

15 today, no more than 2 at a time.

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

New workout equipment will be utilized for this recreational club, as the Boxing Club took its equipment back to Charles Houston Recreation Center.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☐ Yes ☒ No

If yes, describe proposed changes:

- 10. Is off-street parking provided for your employees?** ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

Ample on site, on a first come/first served basis.

- 11. Is off-street parking provided for your customers?** ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

Ample on site, on a first come/first served basis.

- 12. Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

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- 13. Are physical changes to the structure or interior space requested?** ☐ Yes ☒ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

- 14. Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

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- 15. The applicant is the** (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: \_\_\_\_\_

- 16. The applicant is the** (check one) ☐ Current business owner ☐ Prospective business owner

☒ other, please describe: Owner of business proposed to use the space.

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

Andrea Seward, 324 N. Patrick Street, Alexandria, VA 22314 - 50%

Chriss Smith, 2121 Jamieson Ave., Apt. 1506, Alexandria, VA 22314 - 50%